

One Thousand Dollars for Your Opinion

THE METROPOLITAN LIFE INSURANCE COMPANY has approved loans to us for more than two million dollars to build houses to relieve the housing situation. THE FIRST THIRTY of these houses are now ready for occupancy in Norwood Gardens, a home colony designed particularly for artistic people. THESE HOUSES REPRESENT the experience gained by twenty years of home-building. THEY WERE DESIGNED by Walter Hopkins of Warren & Wetmore. THEY WERE BUILT by our own organization, under our own supervision. WE BELIEVE they are the most artistic, the best planned and the best built, moderate priced houses in New York City. WE KNOW that, by having practically unlimited money at our command, enabling us to buy materials in enormous quantities for cash, we have squeezed out every dollar of profiteering and taken advantage of every drop in cost. WE KNOW that we could not sell these houses at the price except through the advantages of quantity buying for cash and standardization of construction. WE HAVE BUILT in the last year more than a hundred houses, and have sold them nearly as rapidly as completed; and we know that we can sell these houses to the general public. BUT WE WANT TO PICK OUR BUYERS. WE WANT to sell these houses to the right kind of people. WE WANT to establish a community that will give an added value to each of these houses, and an added value to each of the houses built hereafter. THEREFORE WE ARE NOT going to sell these houses to anyone, simply because they have the money. WE ARE NOT going to sell these houses unless the buyer measures up to the standard we have set for the colony. WE BELIEVE that these houses will appeal particularly to professional people. WE BELIEVE that the beautiful gardens and artistic exteriors will be particularly appreciated by architects, lawyers, doctors, teachers, writers, and the best element in the theatrical profession. WE BELIEVE that the eight rooms, with two private baths, the living room 19 x 20 feet and the two-car garage will give them a home such as they have dreamed of. CONSEQUENTLY, WE HAVE DECIDED to pay One Thousand Dollars to the professional people of New York City, simply to come and see these houses, thereby enabling us to pick our buyers. YOU NEED NOT BUY. YOU NEED HAVE NO INTENTION of buying. SIMPLY COME and see the houses and send us your opinion of them. FOR THE BEST DESCRIPTION of the houses and grounds submitted before May thirtieth, we will pay Three Hundred Dollars, for the second best Two Hundred Dollars, and for the third best One Hundred Dollars. FOR THE NEXT TWENTY best descriptions submitted we will pay Twenty Dollars each, making a total of One Thousand Dollars, which will be paid in cash on the decision of Chester Parish, Real Estate Editor of The New York Tribune. WE KNOW that if you do not buy, you will tell some of your friends who may buy. AT ANY RATE, we want you to come and see the houses and tell us what you think of them. TO REACH NORWOOD GARDENS, TAKE DITMARS AVENUE train in the Queensboro subway from Grand Central subway station to Grand Avenue Station, a ride of 15 minutes, and walk east three minutes to the property; or TAKE B. R. T. Broadway trains to Queensboro Bridge Plaza and change cars to Interborough Ditmars Avenue trains to Grand Avenue Station, 15 minutes from Times Square. BY MOTOR, from Queensboro Bridge, follow left branch of Elevated Road to Grand Avenue Station, then turn right on Grand Avenue to the Norwood Gardens houses on Seventh Avenue. Houses open for inspection daily, including Sundays. Photographs, floor plans and particulars on request. RICKETT-BROWN REALTY CO., 52 Vanderbilt Ave., Telephone Vanderbilt 9484.

ON LAKE CHAMPLAIN

1 1/2 Miles from WESTPORT Essex Co., N. Y.

Water Front Estate Winter or Summer 30 ACRES, 150 YARDS WATER FRONT

Charming 2-story stone house, with two wings, one wood and one stone—containing 10 master's bedrooms, 3 modern baths, 3 servants' rooms and bath. Steam heat, gas and electric light. Grounds attractively laid out; tennis court; stable, 2-car garage. Caretaker's cottage of 6 rooms and bath.

Price \$45,000, including handsome furniture.

Land alone assessed for \$35,000. Terms to suit.

EVERETT M. SEIXAS CO. Phone Murray Hill 4520 507 5th Ave., New York

Co-operative Apartments

565 Park Avenue (Between 62nd & 63rd Sts.)

145 East 35th St. 15 East 10th St.

We are offering apartments in the above buildings for sale.

Occupancy may be had October 1st, 1921.

Apartment ranging from

5 Rooms & Bath to 8 Rooms & 3 Baths Price \$9,600 to \$35,000

We shall be pleased to furnish information on request.

PEASE & ELLIMAN 340 Madison Ave. Tel. 6200 Murray Hill

SHOW YOUR FAMILY THE NEW

Garden Apartment Homes AT Jackson Heights

TENANT OWNERSHIP PLAN

22 MINUTES FROM 42nd ST.

via Queensboro Subway

4 5 and 6 Room Apartments

OPEN DAILY AND SUNDAY

Open Evenings Until 9 o'clock

To reach Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 25th St. Station. (Office opposite Station.)

The Queensboro Corporation

Manhattan Office 30 E. 42d St., cor. Madison Av. Telephone Murray Hill 7067

Jackson Heights Office Opp. 25th St. Subway Station, Telephone Newtown 2201

830-840 Park Avenue

TWO of the finest buildings on Park Avenue have been sold to a group of individuals to be operated on the co-operative plan. A few apartments are still available for purchase at prices ranging from \$24,000 to \$60,000 to persons of recognized standing. Apartments contain 3 and 4 master's bedrooms, adequate servants' accommodations and private laundries. Plans and further particulars on application.

PEASE & ELLIMAN 340 Madison Ave., N. Y. Telephone Murray Hill 6200

REAL ESTATE BROKERS

HARRY S. BEALE CO., INC. 365 Fifth Ave., N. Y. 347 Vanderbilt

BUSINESS PROPERTY

GEORGE L. O'HARE

Real Estate and Insurance, 4 Van Duzer St., Tel. 3602 Vanderbilt

BOROUGH of RICHMOND

Staten Island—Buy AND BUILD NOW—free from taxation for 10 years

TOMPKINSVILLE

FOR RENT, two new very desirable modern up-to-date apartments in St. George's Court, S. I., N. Y., within 10 minutes walk of St. George Ferry, containing 2 rooms and bath, 2 bedrooms, parquet flooring, handsome gas and electric light fixtures. Ready May 1st, rent \$120 per month on a lease.

MCCARTY & SCHWAB, Real Estate and Insurance, 4 Van Duzer St., Tel. 3602 Vanderbilt.

DONGAN HILLS

FOUR NEW HOUSES Alter Av., Dongan Hills One minute walk to Dongan Hills Station. Three minutes walk to Rye Station. Steam heat, gas, electricity, the bath, all improvements, part cash, balance can remain on mortgage.

JAMES THOMPSON & SONS, 54 Tompkins Ave., Stapleton, S. I.

PRINCESS BAY

STARR PARK PRINCESS BAY, S. I. Choice home site on Amboy road, 1 block

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Downtown Business Properties

FOR RENT --- FOR SALE

OFFICES FOR RENT

109-111 Leonard St. Broadway section near New York Life Insurance Co. Building. 15,000 sq. ft. office space. Rent \$20,000. Premises are entirely new and have never been occupied.

38 Wall St. Merchants Bank of Canada Bldg. New building, available on or before May 1, 1921. 1,500 square feet; highest, most exclusive offices on Wall St.; only building on Wall St. containing 1,500 square feet of office space. Each floor equipped with a fireproof and burglar proof vault, 7x15.

136 William St. Subleasing opportunity, third floor, 2,500 sq. ft. rent \$5,000. Nine-year lease. Building entirely equipped to high class insurance interests. Everything new. Full service given.

100 Maiden Lane The Union Indemnity Co. Building. Ready for occupancy May 1, 1921. Four upper floors offered for rent; each floor has light on all sides; unusual elevator service—unusual layout for offices.

126-128 Maiden Lane Near Water at New six-story building on wide thoroughfare. Elevator service—steam heat, immediate possession. Rent \$4,000 sq. ft.; rent \$5,000 each, will divide to suit.

99-101 William St. New four-story Bennett Ellison Building. Third and fourth floors for rent, possession May 1, 1921. 2,000 sq. ft. for rent \$19,000 a floor; elevator, heat, etc.

S. W. Cor. 41st St. & 6th Av. New 12-story building, best portion of fourth floor, corner space 2,400 sq. ft. Five year lease. Rent \$10,000. Elevator, heat, etc. Low rent. Immediate possession.

25-31 South William St. New fireproof eight-story building in the shipping, insurance, financial, export and import districts; immediate possession of entire floors, containing 6,500 square feet, or will divide light on two streets, two elevators; reasonable rent.

37-43 Stone St. New fireproof eight-story building in the shipping, insurance, financial, export and import districts; immediate possession of entire floors, containing 6,500 square feet, or will divide light on two streets, two elevators; reasonable rent.

55 William St. Highly desirable office in financial district. Entire floors, 600 sq. ft. Modern, fireproof, building; southern exposure; large windows on two streets. Wall St. subway station in front of building.

87 Nassau St. Southwest Cor. Fulton St. Ten-story modern office building. Out of a total of about 75 offices, we have five for rent, comprising units up to 1,700 sq. ft. There are light, cheerful offices and fine air-view is given. Possession May 1st or before.

25 Broadway New Central Building. 1,500 sq. ft. on 5th floor, Broadway and Wall St. front. Views of both North River and Bay.

122-6 William St. New fireproof building, 6,000 sq. ft. on one floor, immediately available in this building, located in the heart of the insurance district. The floor has 32 windows and the general layout is ideal for office purposes.

Masonic Hall 10 West 24th St. Entrance also 21 West 25th St. Modern 12-story office building. Unusual service, day and night. Offices of 200 to 400 feet each offered singly or in groups, up to suites of 2,000 sq. ft. Rent low.

41-43 Maiden Lane Offices and jewelry manufacturing space. A few small units left with May 1 possession. Rent reasonable.

25 Pine St. Building Sub-tenancy Building. All daylight corner offices on seventh floor, units of 600 and 200 sq. ft. Will rent together or separately. Immediate possession.

119 Fulton St. Between William and Nassau. New seven-story office building, two elevators, full service, floors of 1,200 feet each, \$2 per foot. Immediate possession. Floors rented to Great American Insurance Co. and Pequot, Samuels, Inc., insurance brokers.

NOTE: Special departments for procuring premises for corporations, individuals and firms. File with us your requirements and we will locate you advantageously. Owners are requested to list with us promptly all vacancies or possibilities of vacancies on May 1st. All business given expert attention. Large sums available for real estate mortgages.

Business property specialists for over twenty-two years and originators of the downtown "Buy for occupancy" movement.

OFFICES FOR RENT

140 William St. Southeast Cor. Fulton St. Twelve-story building. Fine light office of 2,500 sq. ft. on top floor; an unusual number of windows on four sides and skylight overhead make this particularly desirable. Immediate possession.

61-63 William St. Southwest Cor. Cedar St. Offices in units up to 2,500 sq. ft. are offered with possession May 1, 1921. Light on two streets, reasonable rates will be quoted.

Cor. Maiden Lane and William St. Exceptionally light office (corner space) second floor, approximately 1,600 sq. ft.; 6 large windows on Maiden Lane, 4 large windows on William St.

LOFTS FOR RENT

457-459 Broome St. Loft for rent, size 6,500 sq. ft.; rent \$1,000. Immediate possession. Steam heat and large electric elevator; good light.

92-96 Gold St. Near Brooklyn Bridge. New six-story office building. 70,000 sq. ft. office space. Heat, modern plumbing, good light. 6,000 square feet per floor. Will divide floors in half; light manufacturing possession May 1, 1921, or before.

19-21 Cliff St. Through to Raders Alley. Passenger and freight elevator; heavy floor varying capacity; high ceilings; large building in good condition; for rent with immediate possession as follows: 2d floor, 3,000 square feet, \$10,000. 3d floor, with skylights, 2,000 square feet, \$7,000.

296 Broadway Near Raders St. Floors of 3,000 square feet each, with full office equipment, suitable for office use. Immediate possession. Three elevators, steam heat. Separate freight entrance.

195 Christie St. First floor, 5,000 square feet, good light, fireproof, sprinklered, two large elevators. Possession at once.

49 Walker St. Near Broadway. Improved and modern fireproof office, highway, steam heat, new floors, plumbing, etc.; possession May 1; entire floor upper floors 2,500 sq. ft. offered at \$300 per annum for all; will divide.

44 Murray St. First floor, size 2,500 sq. ft. Possession May 1st. No manufacturing.

286-287 West St. New Central St. Convenient to all rail and steamship terminals. 8,000 square feet of office space with excellent facilities, will divide to suit; rent low.

BUILDINGS FOR RENT

17 South William St. 53 Stone St. Sublease for 10 years or less. Modern, up-to-date, individual office building. Area 10,000 sq. ft. Rent \$15,000. Rent wanted.

375 Lafayette St. Northwest Cor. of Great Jones St. Size 78x120. 3 stories and basement; fireproof, immediate possession; alteration to suit; will divide; long lease.

113-115 Leonard St. 200 Feet East of Broadway. Size 6x117. 2 stories and basement. Immediate possession. New electric elevator, low pressure heating, fireproof, airway, high ceilings, light on all floors; 25,000 square feet gross to one tenant \$12,000, or will sell for \$175,000. Possession at once.

44 Trinity Place Exceptional opportunity for bank, corporation or firm desiring exclusive headquarters. Street floor with three additional floors (7,000 sq. ft.). Two additional stories can be added. We can show you how to secure this building, including (including Chase National Bank Annex) for about \$200 per square foot.

Charles F. Noyes Company

Business Property Specialists

Telephone John 2000 118 William Street

UNFURNISHED APARTMENTS TO LET

290 Park Ave. 48th to 49th Streets The last word in apartment house construction—17 stories in height. Hotel Service Available. "Pierre" Will operate a superbly equipped restaurant which will occupy a major part of the entire floor. A Few Housekeeping and Semi-Housekeeping APARTMENTS For Rent Ready October 1st. Douglas L. Elliman & Co. Managing Agents 15 East 49th Street Bet. 5th & Madison Aves. Plaza 9500

BUSINESS PROPERTY FOR SALE

For Sale WATER FRONT PLANT With N. Y. Central Railroad Siding WITHIN 20 MILES OF GRAND CENTRAL 183,956 SQ. FT. of one story large brick buildings, high ceilings; Monitor & Sawtooth Roof-Construction; Sprinkler system; five 3-ton electric traveling cranes; steam power plant; 1,400 ft. bulkheaded deep water frontage; good labor. Manufacturer, Box G 396, Tribune.

FACTORIES FOR SALE OR TO LEASE Any Size. Complete Technical Specifications. Anywhere. PHONE JOHN 1098 NEW LISTINGS SOLICITED. BUSINESS ESTABLISHED 1906

LONG ISLAND REAL ESTATE

MINEOLA Ideal all year round, 40 minutes to New York, centrally located on beautiful Long Island. Number of attractive 5, 7 and 8 room homes, all modern improvements on good sized plots, near station. Prices range from \$4,000 up, with small cash payment. Open Sunday. SAIL HAMMILL, 191 Main St., Mineola. Phone Garden City 312.

HEMPSTEAD, L. I. Semi-Detached House. 12 Rooms, 2 baths, all improvements. Plot \$3,500. Bargain. Quick Action. Will divide terms. J. G. WOLFE, 1270 Broadway Phone Penn. 0944. Great Neck 25.

LONG ISLAND REAL ESTATE

GREAT HOUSE BARGAIN TAX EXEMPT Owner sacrifices home large plot; wide building; all improvements. Near station. Halfway Manhattan; steam heat, electricity, artesian well, swimming pool, tennis court, kitchen, parquetry, 2 1/2 acre space. \$10,000 cash, \$500 monthly. PHONE HOLLIS 6515

OWNER MUST SACRIFICE California bungalow, in perfect condition throughout, 6 rooms, bath, laundry, pantry and reception hall, all improvements, steam heat; corner plot, with nice shrubbery, trees and chicken house. \$8,500. Terms arranged. Box 114, Freeport, L. I. Phone 1225.

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THE LORINGTON

1 WEST 70TH ST. "L" station, 72d St. and Columbus Ave., subway station 72d St. and Broadway, bus and surface lines at the door.

Apartments

Of the highest class, complete in every detail. 10 to 11 rooms, 5 bathrooms. \$5,000 to \$7,500. Representative on premises

SLAWSON & HOBBS 102 West 72d St. Telephone 7910 Columbus

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Marbridge Building

Broadway and 34th Street

New York's Most Accessible Office Building

For tenants desiring exceptional office space in a building which is the last word in modern fireproof construction, where service is unexcelled, and which contains only high class tenants. All of these combined features can be had in the MARBRIDGE BUILDING. Located in the strategic centre of New York City Ideal for Executive Offices, Law Firms, etc.

Several Units of 300 to 2000 Square Feet Available May 1, 1921, at Reasonable Rentals

SAMUEL KRONSKY, Inc., Marbridge Bldg., Broadway at 34th St. Tel. 772 Fitz Roy Full Commission to Brokers.

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ALEXANDER HAMILTON HALL

Astor Place to 8th St., near Broadway

Choice Office Space Still Available

Completely renovated building—high speed elevators; cleaning and heating service; light, airy rooms, 300 to 3,000 feet; B. R. T. subway station at 8th street; Interborough subway station at Astor Place; elevated and trolley lines almost at door.

Apply to M. M. Hayward & Co. or Alexander Hamilton Institute 2610 Broadway, Tel. Riverside 9084 13 Astor Place, Tel. Spring 10100

GOTHAM NATIONAL BANK BUILDING

Broadway at Columbus Circle

16th FLOOR

Renting Office on Premises. Telephone Columbus 1423.

THE NEW LARIMORE BUILDING

Just Off 5th Avenue AT 15-17 WEST 46TH STREET

STORE—Most attractive in city—With Mezzanine and Basement; Unusually good light.

FLOORS—2d, 3d and 4th, 2,000 sq. ft. each Good light for Offices or Showrooms Immediate Occupancy; Low Rentals; 5-yr. Lease from May 1st. Apply on Premises—Tel. 1923 Bryant or Your Own Broker

100,000 Sq. Feet Building 100% completed 34th St. Section West Side Alterations to suit tenant (21 year term). (Rental) 60c a Sq. Ft. Possession May 1, 1921. HARVEY B. NEWINS, INC. 522 5th Ave., N. Y. C. (Phone Vanderbilt 2942-24-5)

OFFICE AND SHOWROOM 276 Canal St., Cor. B'way Passenger and freight elevators. Rent \$1,500 HEILNER & WOLF 31 E. 42d St. Murray Hill 2051

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MacLean & Co. RENTING SPECIALISTS 420 6th Ave., WALKERS 3647

NO manufacturing OR extensive shipping allowed